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PART III.

Legislative Measures and Rules thereunder.

No. 1058-41-2—*Ml. dated Bangalore* 5—6*th August* 1904.

The following draft Bye-laws framed by the Trustees for the Improvement of the City of Mysore, are published under clause (2) of Section 39 of the Mysore City Improvement Regulation, III of 1903, and will be considered by Government three weeks after the first publication.

By Order,
B. K. VENKATAVARADAIYENGAR,
Secy. to Govt., Gen. & Rev. Depts.

BUILDING BYE-LAWS FRAMED IN ACCORDANCE WITH SECTION 39 OF THE CITY OF MYSORE IMPROVEMENT REGULATION (III OF 1903.)

In these "Bye-Laws" the word "Building" shall mean any house, hut, shed, wall or enclosures, roofed or otherwise, whether used for the purpose of human habitation or otherwise. "Street" shall also include side drains.

Mode of giving notice of intention to build.

1. Every person intending to erect or re-erect any building shall give notice in writing of his intention to the Chairman of the Board of Trustees.

Documents to accompany the notice.

2. (1) Every such person shall submit with such notice as aforesaid, a site plan of the land drawn to scale by one of the Board's Surveyors, of not less than 10 feet to one inch showing :—

(*a*) The position, nature and use of all existing buildings thereon, if any; and of the building and appurtenant out-buildings to be erected on the land.

(*b*) The area to be occupied by the proposed building and out-buildings on the land.

(*c*) The names (if any or description of the adjacent roads, streets, bridges, culverts, or buildings and

(*d*) The number in the maps and statements prepared by the Improvement Committee of the plot and the name or numbers of the block and street or road in which the land is situated.

(2) (*a*) When the land belongs to the Government or the Municipality or Trust, every such person shall submit with such notice as aforesaid, a certified copy of the document or documents authorising him to occupy the land and on the requisition of the Trustees, the original document or documents also, if the Trustees desire to inspect it or them.

The eves of buildings, sunshades to windows, water spouts to drain roof water shall not project beyond the side street drain adjoining the house.

The steps to get up the plinth from the road shall not project beyond the outer edge of the side drain of the road.

No sunshades for shops either temporary or permanent shall be erected beyond the outer edge of the side drain of the road.

Superficial area of rooms.

He shall so construct every such room that the same shall have a clear superficial area of not less than 80 sq. feet except when the room communicates with another room by a partition wall not carried up to the roof or in such a manner that communication cannot be cut off.

Ventilation of Rooms.

He shall so construct every such room that the same shall be ventilated by means of doors or windows which open directly into the external air and have an aggregate opening equal to not less than 1/10th of the floor space.

Conservancy of the Premises.

Every householder is bound to conserve the house occupied by him and the grounds attached to the same. All premises must be provided with a suitable drain constructed in accordance with specification supplied by the Chairman for the drainage of the house and compound for the removal of sullage water and sewage to the nearest existing street drain commanded by the level of the house and the grounds pertaining thereto. The owner of the house is bound to construct such drains within 30 days from the date of the notice served on him by the Chairman calling on him to construct the required drain or drains in default, the Board is competent to order the construction of the required drain or drains at the owner's risk and cost.

Huts, Sheds, or Ranges

Every person who shall erect huts or sheds or ranges or blocks of huts or sheds, whether the same are to be used as dwellings or stables or for any other purpose, shall, if the Chairman so require, build the same.

(1) So that they may stand in regular lines with a free passage or way in front of and between every two lines of such width as the Chairman may direct for ventilation and for facilitating scavenging;

(2) With such and so many privies, latrines or urinals and such means of drainage as the Chairman may require; and

(3) At such a level as will suffice for the means of drainage required.

With respect to the construction of Privies.

Privy Accommodation.

Every person who shall erect a new building shall, in connection with such building, construct a privy or such number of privies (as may be necessary) as shall be prescribed in each case by the Chairman.

Site of Privies.

A person who shall construct a new privy whether in connection with a building or not shall construct such privy upon such site or in such position only as shall be approved by the Chairman.

Proximity of Privies to Water-supply.

A person who shall construct a privy in connection with a building shall not, without the written permission of the Chairman, construct such privy within a distance of 20 feet from any well, spring, tank, or stream of water used or likely to be used by man for drinking or domestic purposes, or for manufacturing drinks for the use of man or otherwise in such a position as to render any such water liable to pollution.

Air space round Privies.

Every person who shall construct a privy in connection with a building shall so construct the same as to leave an external air space of not less than 3 feet in width and open to the sky, surrounding such privy on every side thereof except the entrance side where any gallery or passage communicating with such privy, shall be not less than 2 feet in width, and shall be open to the external air on both sides.

Ventilation of Privies.

Every person who shall construct a privy in connection with a building shall provide such privy with a sufficient opening or with sufficient openings for ventilation to the satisfaction of the Chairman, and such opening or openings shall be as near to the top as practicable and shall communicate directly with the external air.

No room to be erected on a Privy.

No person shall construct over a privy whether old or new, any room or structure of any description except another privy or a bathing place or a bath room.

Cleaning of Latrines and Manure Pits.

Uncleaned latrine pits, sewage sumps, within the precints and in proximity to a house shall be cleaned and filled up within two days' notice to that effect from the Chairman unless the Chairman considers it necessary in any particular case or cases to extend the period.

Contraventions of Bye-laws to be amended.

In every case where a person who shall erect a building shall at any reasonable time during the progress or after the completion of the erection of such building, receive from the Chairman notice in writing, specifying any matters in respect of which the erection of

such building may be in contravention of any Bye-law relating to new buildings and requiring such person within a reasonable time which shall be specified in such notice, to cause anything done or which has been omitted to be amended or done in conformity therewith.

Such person shall, within the time specified in such notice, comply with the several requirements thereof so far as such requirements relate to matters in respect of which the erection of such building may be in contravention of any such Bye-law.

Notice of completion of amendments.

Such person within a reasonable time after the completion of any work which may have been executed in accordance with any such requirement shall deliver or send, or cause to be delivered or sent, to the Chairman at his office, notice in writing of the completion of such work.

Notice of completion of buildings.

Every person, who shall erect a building, shall, within one month after the completion of the erection of such building, deliver or send, or cause to be delivered or sent, to the Chairman at his office, notice in writing of the completion of the erection of such building.

In the proposed new extensions and in all the localities of the City where having regard to the attendant circumstances, it is possible, every new domestic building that is to be constructed shall be in communication with the external air all round the building.

Any person who shall be given a new building license in satisfaction of the aforesaid Bye-laws, and shall leave the same incomplete for any length of time exceeding six months, shall be obliged on being served with a notice to finish and complete the building within a reasonable time to be fixed by the Trustees, for completion of the same. In default, the Trust shall be competent to finish the building at the owner's risk and cost and to recover the cost of such work or to have the aforesaid building demolished.

Any person who may be called upon by the Trustees to modify, alter or ventilate his building with a view to improved ventilation or sanitation shall do so within a month from the date of notice from the Chairman calling upon him to do so, or such further period as in regard to the circumstances of the case the Chairman may deem proper to fix.

Penalties.

Every person who shall commit any breach of any of the foregoing Bye-laws shall be punishable with fine which may extend to Rs. 20 and in the case of a continuing breach with fine which may extend to Rs. 10 for every day after conviction for the first breach, during which the breach continues or after receipt of written notice from the Chairman to discontinue the breach.

Evidence of exercise of powers, duties, or functions.

Whenever, under any of the foregoing Bye-laws, the doing or the omitting of doing a thing or the validity of anything depend on the sanction, permission, approval, order, direction, requisition, notice or satisfaction of the Chairman, a written document signed by the Chairman purporting to convey, or set forth his sanction, permission, approval, order direction, requisition, notice or satisfaction, shall be sufficient *prima facie* evidence of such sanction, permission, approval, order, direction, requisition, notice or satisfaction.

In all cases in which under these Bye-laws dimensions are prescribed, the Chairman shall have power on application being made to that end to permit of such dimensions being modified.